

Prepared By & Return To:  
Bridgforth & Buntin  
P. O. Box 241  
Southaven, MS  
(601) 393-4450

STATE MS. - DESOTO CO.  
FILED

Dec 23 1 38 PM '97

BK 326 PG 706  
W.E. DAVIS CH. CLK.

**WARRANTY DEED**

TERRY L. PADGETT, ET UX d/b/a  
SOUTHERN CHARM CUSTOM HOMES

GRANTOR(S)

TO

BARRY M. HUDSON, ET UX

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, TERRY L. PADGETT and wife, SANDRA L. PADGETT d/b/a SOUTHERN CHARM CUSTOM HOMES, do hereby sell, convey and warrant unto BARRY M. HUDSON and wife, VICTORIA L. HUDSON, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 10, 11, & 12, Section A, Eastover Subdivision, situated in Section 29, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 32-35, in the office of the Chancery Clerk of DeSoto County, Mississippi, LESS AND EXCEPT any portion conveyed to Mississippi Transportation Commission.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in City of Olive Branch, DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record in Eastover Subdivision.

The Grantees, by acceptance of this Deed agree to become members of the Eastover Homeowner's Association, a Mississippi non-profit corporation, and be bound by the By-laws of said Association. The dues of the Association shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery Court for enforcement of such lien, provided, however that said lien shall be subordinate to any Mortgages, Deeds of Trust or other security instrument granted by the Grantees, a covenant that runs with the land and shall be binding on the Successors and Assigns of the Grantees.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given with deed.

WITNESS our signatures this the 19th day of December, 1997.

TERRY L. PADGETT AND WIFE,  
SANDRA L. PADGETT, DBA SOUTHERN  
CHARM CUSTOM HOMES

BY Terry L. Padgett  
TERRY L. PADGETT

BY Sandra L. Padgett  
SANDRA L. PADGETT

BK0326PG0707

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 19TH day of December, 1997 within my jurisdiction, the within named TERRY L. PADGETT and wife, SANDRA L. PADGETT d/b/a SOUTHERN CHARM QUSTOM HOMES, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:

12-27-99

Grantor Address & Phone:

7051 Maplewood

Olive Branch, MS 38654

Home: 893-2916 Work: 893-2916

Luanne J. Johnson  
NOTARY PUBLIC

Grantee Address & Phone:

8871 Windersgate Drive

Olive Branch, MS 38654

Home: 893-2916 Work: 893-2916